

## LOCAL AGENCY FORMATION COMMISSION OF NAPA COUNTY

Chair – Harry Martin  
Vice-Chair – Mike Rippey

Guy Kay  
Ken Slavens  
Brad Wagenknecht

Bill Dodd (Alternate)  
Volker Eisele (Alternate)  
Lori Loporini (Alternate)

Daniel Schwarz, Executive Officer  
Jacqueline Gong, Commission Counsel

### MEETING OF JANUARY 8, 2004

Board Chambers, County Administration Building  
1195 Third Street, Room 305  
Napa, CA  
4:00 P.M.

### AGENDA

**1. Call to Order; Roll Call**

**2. Pledge of Allegiance**

**3. Approval of Minutes**

December 11, 2003

**4. PUBLIC COMMENT (4:00 P.M.)**

In this time period, anyone may comment to the Commission regarding any subject over which the Commission has jurisdiction, or request consideration to place an item on a future Agenda. No comments will be allowed involving any subject matter that is scheduled for hearing or discussion as part of this Agenda. Individuals will be limited to a three-minute presentation. No action will be taken by the Commission as a result of any item presented at this time.

**5. CONSENT CALENDAR (4:00 P.M.)**

NONE

**6. PUBLIC HEARING**

**a) American Canyon Sphere of Influence Update: Draft Mitigated Negative Declaration**

**b) *Comprehensive Study of American Canyon: Sphere of Influence Review and Proposed Sphere Update***

Agenda Items 6a and 6b to be heard concurrently. The Commission will receive a brief presentation from staff on a draft mitigated negative declaration prepared pursuant to the California Environmental Quality Act (CEQA) and the Executive Officer's final report for the *Comprehensive Study of American Canyon: Sphere of Influence Review*, including recommendations to update the sphere of influence to add four distinct areas to the sphere. The Commission will receive comments from any and all interested parties present at the hearing. The comment period for these documents concludes on January 14, 2004. Public hearings to adopt the draft mitigated negative declaration and to adopt the proposed sphere update are scheduled for February 12, 2004. (Affected Assessor Parcel Numbers attached.)

**7. COMMISSION ACTION ITEMS**

NONE

**8. COMMISSION DISCUSSION**  
NONE

**9. CLOSED SESSION**  
NONE

**10. INFORMATIONAL ITEMS/NEW BUSINESS/COMMISSIONER COMMENTS**

**11. ADJOURNMENT**

CALENDAR		
January 8, 2004		LAFCO Special Meeting
February 19, 2004		LAFCO Regular Meeting
March 11, 2004		LAFCO Special Meeting
April 8, 2004		LAFCO Regular Meeting
June 10, 2004		LAFCO Regular Meeting

  

<p>For Agenda Items 6a and 6b, the Executive Officer's report and the draft mitigated negative declaration may be reviewed at the LAFCO offices at 1700 Second Street, Suite 268 in Napa. Copies have been sent to the American Canyon City Clerk, the County of Napa Clerk of the Board, and the American Canyon branch of the Napa City-County Library system; LAFCO has requested that these copies be made available to the public. The documents may be downloaded from the LAFCO website: <a href="http://napa.lafco.ca.gov">http://napa.lafco.ca.gov</a>. You may request that copies of the documents be sent to you by contacting the LAFCO staff at (707) 259-8645. Photocopying and mailing charges established in the Commission's adopted fee schedule will apply.</p> <p>LAFCO proposes to amend the City of American Canyon sphere of influence ("SOI") in four areas to encompass an additional 662.38 acres. The four locations are summarized below:</p> <p>Area 1: <i>American Canyon Road/Flosden Road Intersection.</i> Approximately 20 acres of a 45.69-acre parcel (APN 059-040-054) located north of this intersection is currently within the SOI. LAFCO proposes to include in the SOI the remainder of this parcel, adding 25 acres of undeveloped land to the SOI.</p> <p>Area 2: <i>Watson Lane.</i> LAFCO proposes to include in the SOI 76.69 acres of mostly developed residential and light industrial properties (15 parcels) which are currently connected to American Canyon municipal services.</p> <p>Area 3: <i>Green Island Road.</i> LAFCO proposes to include in the SOI 23 parcels totaling 374.94 acres. The parcels proposed for inclusion are located on the north side of Green Island Road extending west from the existing SOI and city boundary to the runway fly-over zone of the Napa County Airport.</p> <p>Area 4: <i>"Eucalyptus Groves" near Mazzetta Court and Eucalyptus Drive.</i> LAFCO proposes to include in the SOI two parcels (APN 058-030-055 and 058-030-056) totaling 165.06 acres. One parcel is developed with the American Canyon wastewater treatment plant, the other is currently vacant.</p>	<p>Assessor Parcel Numbers of Properties Proposed for Inclusion in the American Canyon Sphere of Influence</p> <p>057-120-034</p> <p>057-120-036</p> <p>057-120-041</p> <p>057-120-045</p> <p>057-120-046</p> <p>057-120-047</p> <p>057-120-048</p> <p>057-120-049</p> <p>057-130-001</p> <p>057-130-002</p> <p>057-130-003</p> <p>057-130-004</p> <p>057-130-005</p> <p>057-180-014</p> <p>057-180-015</p> <p>058-030-042</p> <p>058-030-055</p> <p>058-030-056</p> <p>058-070-006</p> <p>058-070-019</p> <p>058-070-020</p> <p>058-070-021</p> <p>058-070-022</p> <p>058-070-023</p> <p>058-070-024</p> <p>058-070-025</p> <p>058-330-002</p> <p>058-330-004</p> <p>058-330-005</p> <p>058-330-006</p> <p>058-330-007</p> <p>058-330-008</p> <p>058-330-009</p> <p>059-020-035</p> <p>059-040-054</p>
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